PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZOITING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas J. Campana and / legal owner sof the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

nereby petition for a Variance from Section 1802.30.1 to permit a rear yard set ack of

24' in lieu of the required 30' and a side yard setback of 8' in lieu of the required 101.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Children are growing and thus the petitioners wish to add a room to their here which would be used as an additional hedroom.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County. Ones M. Canpana Contract purchaser 7400 South Road Baltimore, Maryland 21237

ORDERED By The Zoning Commissioner of Baltimore County, this_____dth____day

of <u>December</u>, 197 , that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of February 19380 at 10:150'clock

RE: PETITION FOR VARIANCES N/S of South Rd., 112' E of Summit Ave., 14th District BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

THOMAS J. CAMPANA, et ux,

Case No. 80-156-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

J. CAMPANA, ET UX South Rd., 112' E

NE ZE

Protestant's Attorney

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 1st day of February, 1980, a copy of the aforegoing Order was mailed to Charles B. Aler, Esquire, 303 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioners.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Charles B. Aler, Esquire 303 Loyola Federal Building Towson, Maryland 21204

cc: E. F. Raphel & Associates 201 Courtland Avenue Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNEIG & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th C December , 1979.

Zoning Commissioner

A Thomas J. Campana, et ux Petitioner's Attorney Charles B. Aler

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

FOR

RECEIVED

Nicholas B. Commodari Chairman

Bureau of Engineering Department of

Traffic Engineer State Roads Commission Fire Prevention Health Dopartment Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Charles B. Aler, Esquire 303 Loyola Federal Building Towson, Maryland 21204

RE: Item No. 105 Petitioner - Thomas J. Campana,

February 11, 1980

Dear Mr. Aler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Variance Petition

NBC/sf

Enclosures

cc: E. F. Raphel & Associates 201 Courtland Avenue Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

J-SE Key Sheet 8 NE 17 Pos. Sheet NE 2 E Topo 89 Tax Map

January 16, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #105 (1979-1980) Property Owner: Thomas J. & Doris M. Campana N/S South Rd. 112' E. Summit Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and a side setback of 8' in lieu of the required 10'. Acres: 0.151 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

South Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in South

Chief, Bureau of Engineering

END: EAM: FWR: 88

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN Q SEYFFERT DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #105, Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Thomas J and Doris M. Campana Location: N/S South Road 112' E. Summit Ave. Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and a side setback of 8' in lieu of the required 10' Acres: 0.151 District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Planner III

Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 16, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #105. Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

> Property Owner: Thomas J. & Doris M. Campana N/S South Rd. 112' E Summit Ave. Location: Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a rear setback of 24' in lieu of the required 30' and a side

District:

setback of 8' in lieu of the required 10'. 0.151 14th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth&

JUL 171980

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21th day of Jebruary, 1980, that the herein Petition for Variances to, ermit a rear yard setback of 24 feet and a side yard setback of 8 feet in lieu of the required 30 feet and 10 feet, respectively, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

puty Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

baltimore county 'ire department **TOWSON, MARYLAND 21204** (301) 825-7310

Paul H. Reincke December 19, 1979

> Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner Thomas J. & Doris M. Campana Location: N/S South Rd. 112' E Summit Ave.

Item No. 105

Zoning Agenda: Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

PETITION FOR VARIANCE

14th District

Petition for Variances to permit a rear yard setback of 24 feet in lieu of the required 30 feet and a side yard setback of

Petition for Variances for rear and side yard setbacks

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of "altimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a rublic hearing:

8 feet in lieu of the required 10 feet, reproductly,

Tuesday, February 19, 1980 at 10:15 A.M.

North side of South Road, 112 feet East of Summit Avenue

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 28, 1979

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: December 4, 1979

RE: Item No: 96, 105, 106, 107, 108, 109 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, WM. a. / Mount Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

ZONING:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner TO John D. Seyffant, Director Office of Planning and Zoning

February 7, 1980

Petition No. 80-155-A Item 105

Petition for Variances for rear and side yard setbacks North side of South Road, 112 feet East of Summit Avenue Petitioner - Thomas J. Campana, et ux

Fourteenth District

HEARING: February 19, 1930 (10:15 A.M.) (Tuesday)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

OFFICE: 825.3908

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

November 12, 1979

Description To Accompany Petition For Variances 7400 South Road Property of Thomas J. Campana and wife

Beginning for the same at a point on the north side of South Road at the distance of 112'- east from Summit Avenue and known as Lots #743, 744 and 745, as shown on Plat.of "SUMMIT FARMS" which is recorded among the Land Records of Ealtimore County in Plat Book WPC 7, folio 48.

Containing 0.151 Acres of land, more or less. Being the property of Thomas J. Campana and wife.

N BALTIMORE COMMITY OFFICE OF MAP AND 21204 494-3353 OFFICE OF PLANTING & ZONING

WILLIAM E. HAMMOND ZONING COMMISSIONER

February 26, 1980

Charles B. Aler, Esquire 303 Loyola Federal Building Towson, Maryland 21204

> RE: Petition for Variances N/S of South Road, 112' E of Summit Avenue - 14th Election District Thomas J. Campana, et ux - Petitioners NO. 80-156-A (Item No. 105)

ZONING:

LOCATION:

DATE & TIME:

Maryland

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fourteenth District of Baltimore County

Dear Mr. Aler:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H JEAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Being the property of Thomas J. Campana, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 19, 1980 at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

14th District

PETITION FOR VARIANCE

Petition for Variances for rear and side yard setbacks

LCCATION: North side of South Road, 112 feet East of Summit Avenue DATE & TIME:

Tuesday, February 19, 1930 at 10:15 A.M. PUELIC EFARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 2h feet

in lieu of the required 30 feet and a side yard setback of 8 feet in lieu of the required to feet

The Zoning Regulation to be excepted as follows:

Section 1E02.30.1 - Development Standards for Small Lots or Tracts All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Thomas J. Campana, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 19, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

PY ORDER OF WILLIAM E. HANNOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION			NG	PROGRESS			SHFE			
EHNOMION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	Jate	by
Descriptions checked and outline plotted on map						<u> </u> 				
Petition number added to outline										
Denied					•					
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla e in ou		or des	cripti		
Previous case:				Map #	#					_No

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District1_7	Date of Posting 2/2/50
Posted for: Ittitum fra 2 aman	
Posted for: Lettum fre Zantana Petitioner Chimno Campana Location of property: 2:15 the control	wet up
Location of property: 21/3 2016	18 12 11 8 of Gumnit
ace.	**************************************
Location of Signs: front of Recognity	(7400 Gwith 14.7
Remarks:	Basis Medica.
Posted by Signature Signature	Date of return: 2/7/50
1 right	Section of the sectio

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

our Petition has been received this	day of		, 19//.*
Filing Fee \$ 7	Received:	Check	
	-	Cash	
())	<i>y</i> -	Other	
(105)	Millian	* E H	/
_	William E. Hami	nond, Zoning Co	mmissioner
	Submitted by		
etitioner's Attorney	Reviewed by	pr 2	
*This is not to be interpreted as acc	ceptance of the Pet	ition for assignn	nent of a

PETITION FOR VARIANCE

14th District Zoning: Petition for Variance for rear and side yard setbacks. Location: North side of South Road, 112 feet East of Summit

Road, 112 feet East of Summit avenue.

Date & Time: "lesday, February 19, 1980 at 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a nublic

County, will hold a public hearing: Petition for variances to

permit a rear yard setback of 24 feet in lieu of the required 30 feet and a side yard setback of 8 The Zoning Regulation to be

excepted as follows: Section 1B02.3C.1 Development Standards for Small Lots or Tracts All that percel of land in the Fourteenth District of

Beltimore County.

Reginning for the same at a road at the distance of 112' M/L east from Summit avenue and known as Lots 743, 744 and 745, as shown on Plat of "Summit Far. " which is recorded amon_b the I and Records of Baltimore County in Plat Book WPC 7, folio 48.

Being the property of Thomas

J. Campana, et ux, as shown on plat plan filed with the Zoning

Hearing Date: TUESDAY,FEBRUARY19,1980 AT 10:15 A.M. Public Hearing: Room 106, County Office Building, 111 W.

Chesapeake Avenue, Towson, Maryland. BY ORDER OF WILLIAM E. HAMMOND

ESSEX TIMES THE AEGIS

This is to Certify, That the annexed

ESSEX TIMES was inserted in THE EXIST's newspaper printed and published in Harford County, once in each

PETITION FOR VARIANCE
14th DISTRICT

ZONING: Petition for Variances for rear yard and side yard setbacks
LOCATION: North side of South Road, 112 feet East of Summit Avenue

DATE & TIME: Tuesday, February
19, 1980 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 24 feet in lieu of the required 30 feet and a side yard setback of 3 feet in lieu of the The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 — Development Standards for Small Lois or Tracts All that parcel of land in the Fourteenth District of Baltimore County

Beginning for the same at a point on the north side of South Road at the distance of 112*± east from Summit Avenue and known as Lots Nos. 743, 744 and 745, as shown on Plat of "SUMMIT FARMS" which is recorded among the Land Records of Baltimore County in Plut Book WPC 7, folio 48.

Containing 0.151 acres of land, more or less.

Being he property of Thomas J. Campana, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 19, 1950 at 10.25.

ment
Hearing Date: Tuesday, February
19, 1980 at 10:15 A.M.
Public Hearing: Room 106, County office Bullding, 111 W. Chesa-peake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Jan. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 31
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., OFFICE PARK
of one time
day of February 19_80, the first publication
appearing on the31stday ofJanuary
19_32_

THE JEFFERSONIAN,

Cost of Advertisement, \$_____







